



COMMERCIAL REALTY SOLUTIONS

Brockton Industrial Park FOR SALE

12395 Brockton Lane N., Rogers, MN 55374

Land For Sale
or
Build to Suit!

City
Approvals
Completed



PROPERTY INFORMATION

- * Sales Price **\$3.75/PSF**
- * Plus **\$.50/psf** for City Trunk Fees & Park Dedication Fees
- * 20.9 Acres
- * Hennepin County
- * PID 25-120-23-14-0004
- * 600' of I-94 Frontage
- * I-94/Brockton Interchange to be constructed (<http://projects.srfconsulting.com/Brockton/>)
- * Existing Zoning I-1, Light Industrial



Contact:

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Brockton Industrial Park

FOR SALE

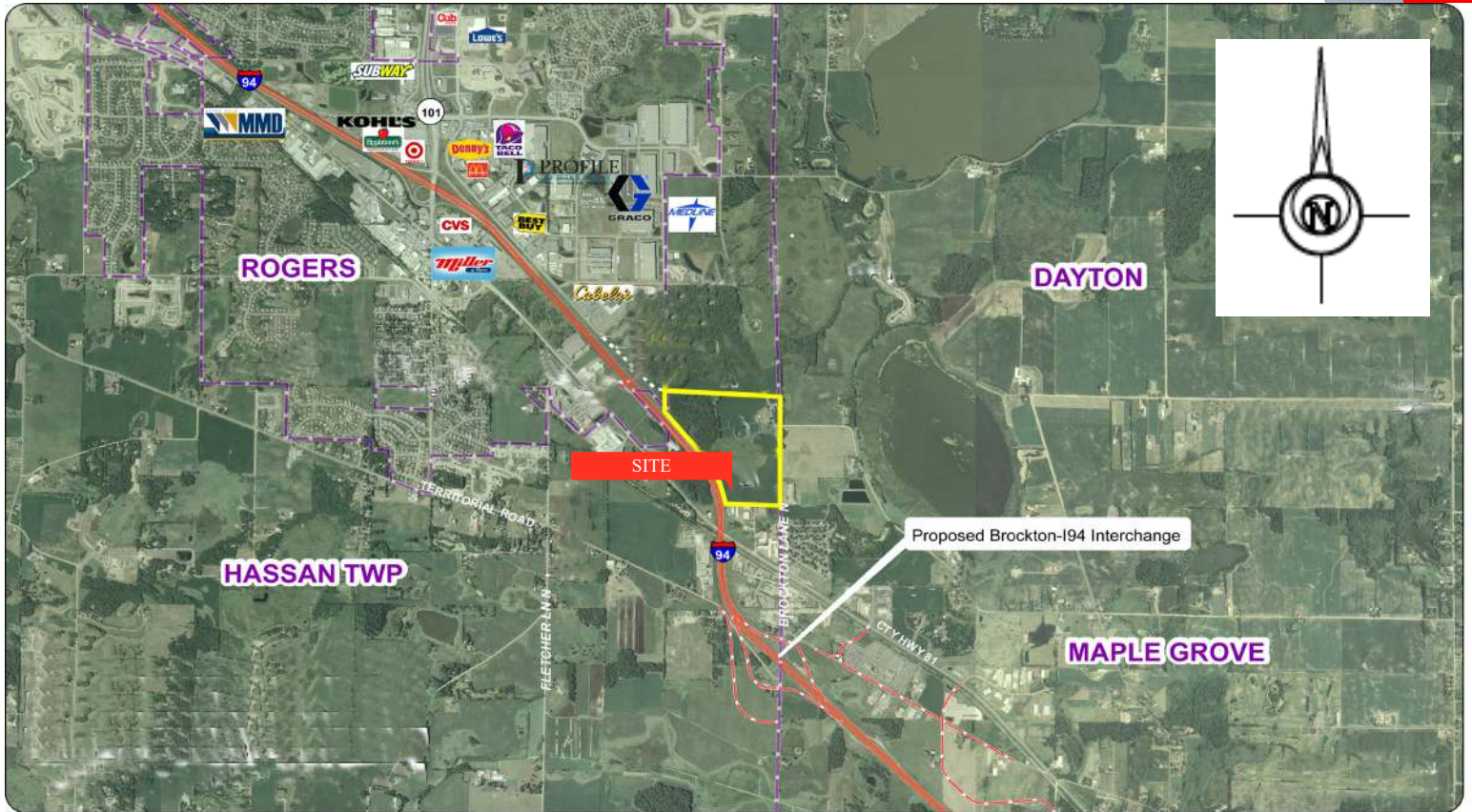
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TRAFFIC COUNTS - 2017

* I-94 - 96,000 VPD

* Brockton Lane - 9,500 VPD

* Rogers Drive - 4,075 VPD



LOCATION INFORMATION

- * Rogers Newest Industrial Park
- * Brockton Industrial Park is 1/2 mile North of the Proposed Brockton Interchange
- * Easy access to County Road 81
- * Future Brockton Interchange on I-94
- * 2.6 Miles to the Interchange of I-94 and Highway 101

**Near Proposed
Brockton
Interchange!**



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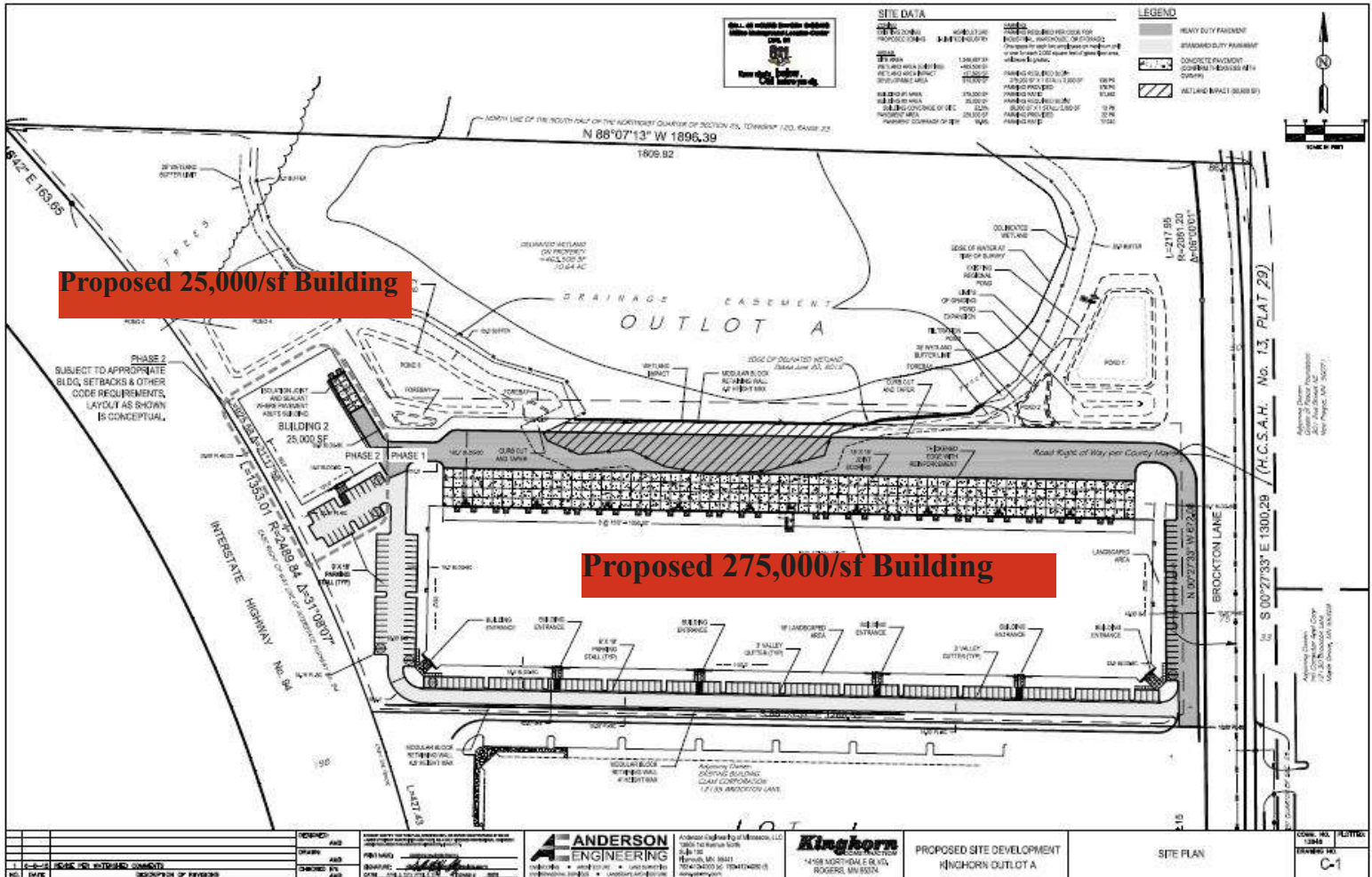
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PROPOSED SITE DEVELOPMENT!



PROPERTY INFORMATION

- * Sewer, water, electricity and fiber optics at the property
- * 185 Acre master planned Industrial Park
- * South of Rogers Industrial Park
- * Outdoor Storage Permitted
- * City Approvals Completed
- * Great Interstate Visibility



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